

WHEN RECORDED RETURN TO:  
Ivory Development, LLC  
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(801) 747-7440

**SECOND SUPPLEMENT  
TO  
MASTER DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS  
FOR  
ANDERSON FARMS  
(Gardens at Anderson Farms Plat C, Estates at Anderson Farms Plat D Phase 1,  
Estates at Anderson Farms Plat D Phase 2, Anderson Farms Plat E Phase 1 and  
Anderson Farms Plat E Phase 2)**

This Second Supplement to Master Declaration of Covenants, Conditions and Restrictions for Anderson Farms is made and executed by Ivory Development, LLC, a Utah limited liability company, of 978 East Woodoak Lane, Salt Lake City, UT 84117 (“Declarant”).

RECITALS

A. **WHEREAS**, Declarant recorded that certain Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Anderson Farms in the Office of the County Recorder of Utah County, Utah on June 13, 2017 as Entry No. 57172:2017 (the “Master Declaration”), together with the related plat map (“Anderson Farms Plat “A””), for development of the Anderson Farms subdivision as a master-planned residential community (the “Project”).

B. **WHEREAS**, the Master Declaration reserves to Declarant the right and authority to unilaterally expand the Project in accordance with the Master Declaration.

C. **WHEREAS**, Declarant subsequently recorded that certain First Supplement to Master Declaration of Covenants, Conditions and Restrictions for Anderson Farms Plat B in the Office of Recorder for Utah County, Utah on September 11, 2018 as Entry No.87154:2018 (the “First Supplement to Master Declaration”), together with the related plat map (“Anderson Farms Plat “B””), thereby expanding the Project.

D. **WHEREAS**, Declarant subsequently recorded a First, Second, and Third Supplement for Parkview Towns Anderson Farms Phase A, Phase B, and Phase C (“Parkview Towns Property”), thereby expanding the Project. The Parkview Towns

Property was withdrawn and released from the Covenants, Conditions, and Restrictions with a Withdrawal of Land recorded in the Office of Recorder for Utah County, Utah on July 28<sup>th</sup>, 2020 as Entry No. 108465:2020 (the “Withdrawal of Land”), thereby expanding the Project.

D. **WHEREAS**, Declarant is a record owner of certain real property located in Lindon, Utah, more fully described herein (the “Property”).

E. **WHEREAS**, Declarant desires to further expand the Project to include an additional one hundred seventy nine (179) Units and other improvements of a less significant nature on the Property.

F. **WHEREAS**, Declarant now intends that the Property and the Units thereon shall become part of the Project and subject to the Master Declaration.

**NOW, THEREFORE**, for the reasons recited above, and for the benefit of the Project, Declarant and the Owners, Declarant hereby executes this Second Supplement to the Master Declaration of Covenants, Conditions and Restrictions for Anderson Farms.

#### SECOND SUPPLEMENT TO MASTER DECLARATION

1. Supplement to Definitions. Article I of the Master Declaration, entitled “Definitions,” shall be and hereby is modified to include the following supplemental definitions:

- “Second Supplement to Master Declaration” shall mean and refer to this Second Supplement to Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for Anderson Farms.
- “Gardens at Anderson Farms Plat “C”” shall mean and refer to the final plat map of Property that has been recorded with the Office of the County Recorder of Utah County, Utah.
- “Estates at Anderson Farms Plat D Phase 1” shall mean and refer to the final plat map of Property that has been recorded with the Office of the County Recorder of Utah County, Utah.
- “Estates at Anderson Farms Plat D Phase 2” shall mean and refer to the final plat map of Property that has been recorded with the Office of County Recorder of Utah County, Utah.
- “Anderson Farms Plat E Phase 1” shall mean and refer to the final plat map of Property that has been recorded with the Office of County Recorder of Utah County, Utah.

- “Anderson Farms Plat E Phase 2” shall mean and refer to the final plat map of Property that has been recorded with the Office of County Recorder of Utah County, Utah.

Except as otherwise herein provided, the definition of capitalized terms contained in the Master Declaration are incorporated herein by this reference.

2. Legal Description. The real property referred to herein as the Property is more fully described in the attached Exhibit A

3. Annexation. Consistent with the rights and authority reserved to Declarant in the Master Declaration, the Property shall be and hereby is annexed into the Project and the Anderson Farms Master Association, which is organized and operating as a Utah nonprofit corporation (the “Master Association”). Recordation of this Second Supplement to Master Declaration, together with the Gardens at Anderson Farms Plat “C”, Estates at Anderson Farms Plat D Phase 1, Estates at Anderson Farms Plat D Phase 2, Anderson Farms Plat E Phase 1, and Anderson Farms Plat E Phase 2 shall constitute and effectuate further expansion of the Project, making the real property described in Exhibit A and every Owner and Occupant of a Unit thereon subject to the Master Declaration and the functions, powers, rights, duties and jurisdiction of the Master Association.

4. Benefitted Common Area. Consistent with the Master Declaration, Gardens at Anderson Farms Plat “C” includes certain Benefitted Common Area. Benefitted Common Area Expenses may be assessed to the Owners of Units developed on the Property.

5. Service Area. Further consistent with the Master Declaration, a distinct Service Area shall be and hereby is created for the Gardens at Anderson Farms Plat “C”. The Master Association may assume, *inter alia*, responsibility for maintenance of all or some of the and/or landscaping for the Units in the Gardens at Anderson Farms Plat “C”. The costs for such maintenance may be assessed as Service Area Assessments.

6. Description of the Project, as Supplemented by the Second Supplement to Master Declaration. The initial phase for Anderson Farms includes thirty (30) Units (Lots 101 through 130). Anderson Farms Plat “B” and the First Supplement to Master Declaration added an additional forty-seven (47) Units (Lots 201 through 247). As shown on the Gardens at Anderson Farms Plat “C”, Estates at Anderson Farms Plat D Phase 1, Estates at Anderson Farms Plat D Phase 2, Anderson Farms Plat E Phase 1, and Anderson Farms Plat E Phase 2 there are or will be created an additional one hundred seventy-nine (179) Units. Parcel A on the Gardens at Anderson Farms Plat “C” has been owned and maintained by the Master Association as Benefitted Common Area and includes dedicated utility and drainage easements. Parcel A on Estates at Anderson Farms Plat D Phase 1 has been owned and maintained by the Master Association as Common Area. Upon the recordation of this Second Supplement to Master Declaration, the total number of Units in the Project will be two hundred fifty-six (256).



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The real property referred to in the foregoing instrument is located in Utah County, Utah and is described more particularly as follows:

Gardens at Anderson Farms Plat C, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 7<sup>th</sup>, 2020 as Entry No. 1814:2020 and all appurtenant Common Area shown thereon.  
40:534:0303 through 0373 and Parcel A

Estates at Anderson Farms Plat D Phase 1, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 17<sup>th</sup>, 2020 as Entry No. 6464:2020 and all appurtenant Common Area shown thereon.  
38:632:0401 through 0429 and Parcel A

Estates at Anderson Farms Plat D Phase 2, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on May 3<sup>rd</sup>, 2021 as Entry No. 83684:2021 and all appurtenant Common Area shown thereon.  
38:676:0501 through 0527 and 14:063:0107 and 14:062:0094

Anderson Farms Plat E Phase 1, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on January 5<sup>th</sup>, 2021 as Entry No. 1911:2021 and all appurtenant Common Area shown thereon.  
34:678:0601 through 0632

Anderson Farms Plat E Phase 2, all lots, inclusive, as shown on the official subdivision plat on file and of record in the Office of Recorder for Utah County, Utah and recorded on May 18<sup>th</sup>, 2021 as Entry No. 92962:2021 and all appurtenant Common Area shown thereon.  
34:689:0701 through 0728 and 14:050:0099